

BILL NO. S-97-06-02

SPECIAL ORDINANCE NO. S-

59-97

AN ORDINANCE APPROVING THE SALE OF PROPERTY
DECLARED AS SURPLUS BY THE BOARD OF PARK
COMMISSIONERS.

WHEREAS, the Board of Park Commissioners has declared three (3) parcels
of property as surplus property; and

WHEREAS, the Board of Park Commissioners desires to sell said property;
and

WHEREAS, said parcels will be sold for no less than the appraised value.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
OF FORT WAYNE, INDIANA:**

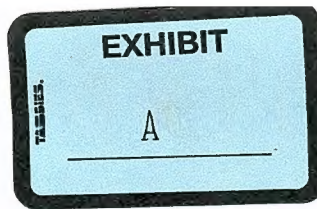
SECTION 1. The sale of property, as declared surplus by the Board of Park
Commissioners, as referenced and incorporated herein and made a part hereof as Exhibits "A,"
"B," and "C"; is hereby approved.

SECTION 2. That this Ordinance shall be in full force and effect from and after
its passage and any and all necessary approval by the Mayor.


Council Member

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCauley, City Attorney



June 5, 1997

PROPERTY # 1

General Description:

Parcel of ground located east of Bluffton Road, west of the St. Mary's River and north of Curly Armstrong's Village Inn. This parcel is a parking lot presently being utilized by the Village Inn.

1. Copy of legal description attached
2. Copies of two appraisals attached.
3. Copy of survey attached.

June 5, 1997

A fractional part of Section 22, Township 30 North, Range 12 East, and part of the Richardville Reserve, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the centerline of Bluffton Road with the centerline of Engle Road, the centerline of Engle Road also being the north line of said Section 22, Township 30 North, Range 12 East, also said intersection being Station 9 + 97.25, Line "A", per Bonar and Associates, Inc. Bluffton Road Plans dated May 6, 1985: then South 85 degrees, 18 minutes, 43 seconds East (assumed bearing), a distance of 40.05 feet to the Point of Beginning; thence North 02 degrees, 04 minutes, East, a distance of 124.02 feet; thence northeasterly along a tangent curve concave to the east with an arc distance of 40.0 feet, with a chord bearing of North 02 degrees, 53 minutes, 18 seconds East, a chord distance of 39.99 feet, with a radius of 1,394.3 feet and an interior angle of 01 degree, 38 minutes, 37 seconds; thence South 72 degrees, 14 minutes, 18 seconds East, a distance of 32.0 feet; thence South 02 degrees, 51 minutes, 40 seconds East, a distance of 158.0 feet; thence North 85 degrees, 18 minutes, 43 seconds West, a distance of 45.0 feet to the Point of Beginning; containing 0.14 acres, more or less, and subject to rights-of-way and easements of record.

(This parcel of ground is located east of Bluffton Road, west of the St. Mary's River and north of Curly Armstrong's Village Inn and is presently being utilized as a parking lot for Curly Armstrong's Village Inn).



REPORT OF APPRAISAL

MADE FOR Ft. Wayne Parks and Recreation

LOCATION: 4200 Block, Bluffton Road, Adjacent to Curly
Armstrong Tavern

LEGAL DESCRIPTION: Per survey supplied by Ft. Wayne Parks
and Recreation

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

OPINION OF VALUE

Appraised Value — Land.....	\$ 1,000.00
Appraised Value — Improvements.....	\$
Estimated Fair Market Value.....	\$ 1,000.00

ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors effecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.

DATE 11-8-96

Mike Rohrbach

HELMKAMP & ASSOCIATES, INC. • *Real Estate Appraisals*

2112 Inwood Drive • Fort Wayne, IN 46815 • (219) 471-5110 • FAX (219) 471-5306

January 25, 1996

City of Fort Wayne
Parks and Recreation
Attn: Patsie Rumsey
705 East State Blvd.
Fort Wayne, IN 46805

RE: Appraisal Report
4200 Bluffton Road
"Parking lot"

Dear Patsie,

At your request I have made an inspection and appraisal on the following described real estate.

Subject is a narrow strip of land running parallel to Bluffton Rd. and directly adjacent to the Curly Armstrong tavern. It measures 45' at the south end and 32' at the north line. The maximum depth is 164'. St Mary's river is immediately to the east. A copy of the survey and legal description is attached.

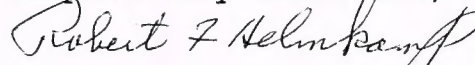
The zoning classification is currently R-1, however, there is some confusion in city records and this may be incorrect. The site adjoins the "Armstrong" tavern which has a different zoning symbol. The highest and best use of the property is not residential. Currently the land is blacktopped and used for parking of "Armstrong's" customers.

In arriving at an estimate of value I have given consideration to the limited utility and size of the lot. The only logical purchaser is the tavern owner and they already have use of the property.

Based on those factors effecting value, the current zoning, limited size and utility it is my opinion the site has a value of

One Thousand Dollars (\$1,000.00)

Respectively submitted,



Robert F. Helmkamp
Certified Residential Appraiser
CR69100077

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 4200 Bluffton Road

APPRAISER:

Signature: Robert F. Helmkamp
Name: Robert F. Helmkamp
Date Signed: February 7, 1996
State Certification #: CR69100077
or State License #: _____
State: IN
Expiration Date of Certification or License: 12/31/97

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Helmkamp and Associates



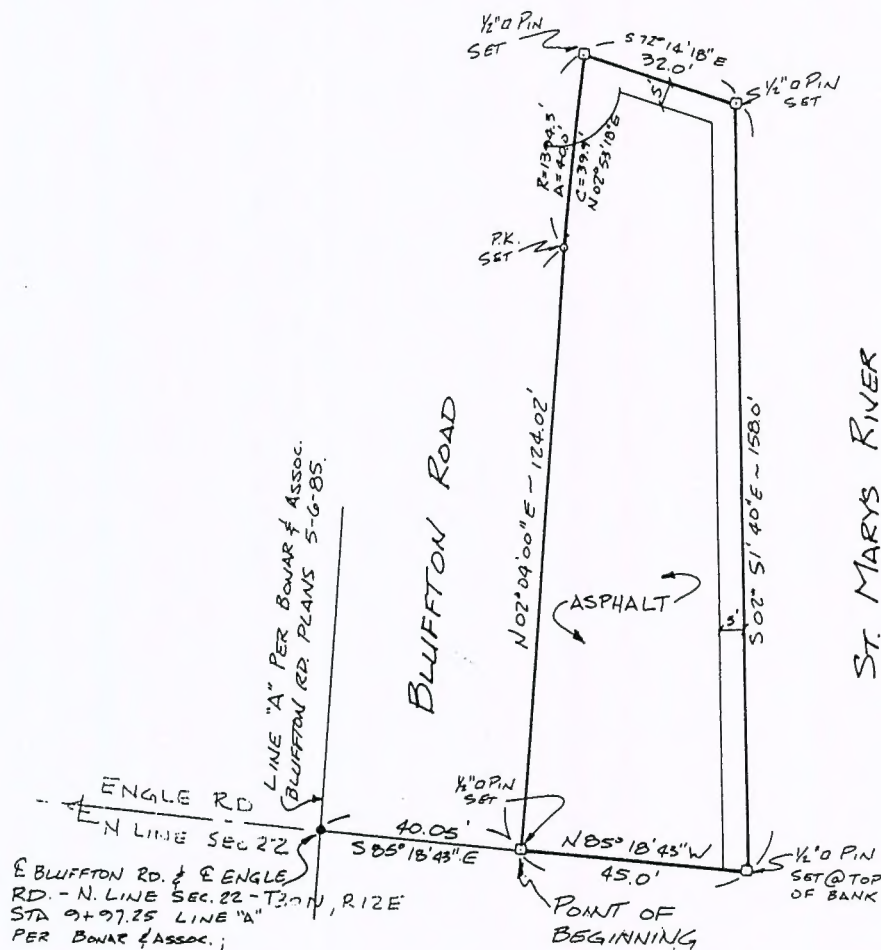
CERTIFICATE OF SURVEY

ENGINEERING • SURVEYING • PLANNING
FORT WAYNE, INDIANA 46802
(219) 424-0318

RONALD L. BONAR, L.S. #1205
MARK L. GENSIC, L.S. #S-0409
DARRELL G. POST, L.S. #S-0477

The undersigned Land Surveyor, registered as provided by an act of the General Assembly of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made in feet and decimals and the corners were perpetuated as shown, in conformity with the plat and deed record thereof in the office of the Recorder of Allen County, Indiana. No encroachment existed, except as noted. The description of the real estate is as follows, to wit:

see page 2 of 2



Job No. 8746

For Fort Wayne Parks & Recreation

IN WITNESS WHEREOF, I hereunto place my hand and seal this 8th day of April, 19 87

Darrell Post

LEGAL DESCRIPTION

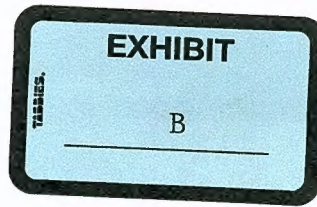
A fractional part of Section 22, Township 30 North, Range 12 East, and part of Richardville Reserve, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the centerline of Bluffton Road with the centerline of Engle Road, the centerline of Engle Road also being the north line of said Section 22, Township 30 North, Range 12 East, also said intersection being Station 9 + 97.25, Line "A", per Bonar & Associates, Inc. Bluffton Road Plans dated May 6, 1985; thence South 85 degrees, 18 minutes, 43 seconds East (assumed bearing), a distance of 40.05 feet to the Point of Beginning; thence North 02 degrees, 04 minutes, East, a distance of 124.02 feet; thence northeasterly along a tangent curve concave to the east with an arc distance of 40.0 feet, with a chord bearing of North 02 degrees, 53 minutes, 18 seconds East, a chord distance of 39.99 feet, with a radius of 1,394.3 feet and an interior angle of 01 degree, 38 minutes, 37 seconds; thence South 72 degrees, 14 minutes, 18 seconds East, a distance of 32.0 feet; thence South 02 degrees, 51 minutes, 40 seconds East, a distance of 158.0 feet; thence North 85 degrees, 18 minutes, 43 seconds West, a distance of 45.0 feet to the Point of Beginning; containing 0.14 acres, more or less, and subject to rights-of-way and easements of record.

SURVEY NO.: 8746

FOR: Fort Wayne Parks & Recreation

DATED: April 8, 1987



June 5, 1997

PROPERTY # 2

General Description:

Parcel of ground located across from Brewer Park, south of Philley Avenue, approximately 175.50 feet east of Hanna Street (800 block of Philley Avenue)

1. Copy of legal description attached
2. Copies of two appraisals attached.
3. Copy of survey attached.

June 5, 1997

Park of the West two acres of the South five acres of the North ten acres east of Hanna Street and south of Philley Avenue in the Northeast Quarter of the Southwest Quarter of Section 24, Township 30 North, Range 12 East, more particularly described as follows, to-wit:

Beginning on the south line of Philley Avenue at a point situated 320.8 feet (recorded 320.5 feet) east of the intersection of said south line with the east line of Hanna Street, said east line being parallel with and 30 feet east of the centerline thereof; thence east along said south line, 165.0 feet; thence southerly with a deflection angle of 88 degrees, 43 minutes right and parallel with said east line, 148.96 feet; thence west and parallel with said south line 165.0 feet; thence northerly and parallel with said east line, 148.96 feet to the Point of Beginning; containing 0.564 acres of land; excluding the sale of the following described real estate:

Part of the East half of the Southwest Quarter of Section 24, Township 30 North, Range 12 East, Allen County, Indiana, described as follows: Beginning at a point on the north line of Southern heights Addition, said point being situated 320.5 feet east of the east line of Hanna Street; thence north on a line parallel to the said east line of Hanna Street, a distance of 149.0 feet; thence east on a line parallel to the north line of Southern Heights Addition, a distance of 55.0 feet; thence south on a line parallel to the east line of Hanna Street, a distance of 149.0 feet to the north line of Southern Heights Addition; thence west along said north line of Southern Heights Addition, a distance of 55.0 feet to the place of beginning.

This property is within Zone "C" as defined by the Flood Insurance Rate Map for the City of Fort Wayne, IN. Community No. 180003, date 7/18/83 as prepared by the Federal Emergency Management Agency.

General Location: Parcel of ground located across from Brewer Park, south of Philley Avenue, approximately 175.50 feet east of Hanna Street. (800 block of Philley Avenue)



REPORT OF APPRAISAL

MADE FOR Ft. Wayne Parks and Recreation

LOCATION: 800 Block Philley Avenue

LEGAL DESCRIPTION: Per survey supplied by Ft. Wayne Parks and Recreation

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

OPINION OF VALUE

Appraised Value — Land.....	\$ 6,000.00
Appraised Value — Improvements.....	\$
Estimated Fair Market Value.....	\$ 6,000.00

ASSUMPTIONS AND LIMITING CONDITIONS


No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

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CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors effecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.



DATE 11-8-96 _____

Mike Rohrbach _____

HELMKAMP & ASSOCIATES, INC. • *Real Estate Appraisals*

2112 Inwood Drive • Fort Wayne, IN 46815 • (219) 471-5110 • FAX (219) 471-5306

January 25, 1996

City of Fort Wayne
Parks and Recreation
Attn: Patsie Rumsey
705 East State Blvd
Fort Wayne, IN 46805

RE: Lot Appraisal
800 block Philley

Dear Patsie,

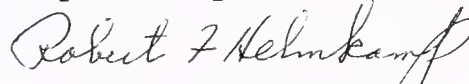
At your request I have made an inspection and appraisal on the following described property.

The site being appraised is a vacant parcel of land situated on the south side of Philley Ave between existing single family homes. Directly across the street is Brewer Public Park. It is rectangular in shape and measures 110'x 149'. The zoning is R-1 (Single Family) and this is considered to be it's highest and best use.

In arriving at an estimated value I have reviewed sales of similar sites and find a range of \$4000 to \$9500. These vary with location and size. Based on the subject's overall utility it is my opinion the site has a value of

Six Thousand Dollars (\$6,000.00)

Respectively submitted,



Robert F. Helmkamp
Certified Residential Appraiser
CR69100077

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 800 block Philley Avenue

APPRAISER:

Signature: Robert F. Helmkamp
Name: Robert F. Helmkamp
Date Signed: February 7, 1996
State Certification #: CR69100077
or State License #: _____
State: IN
Expiration Date of Certification or License: 12/31/97

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Helmkamp and Associates

BONAR
ASSOCIATES, INC.

CERTIFICATE OF SURVEY

ENGINEERING • SURVEYING • PLANNING
FORT WAYNE, INDIANA 46802
(219) 424-0318

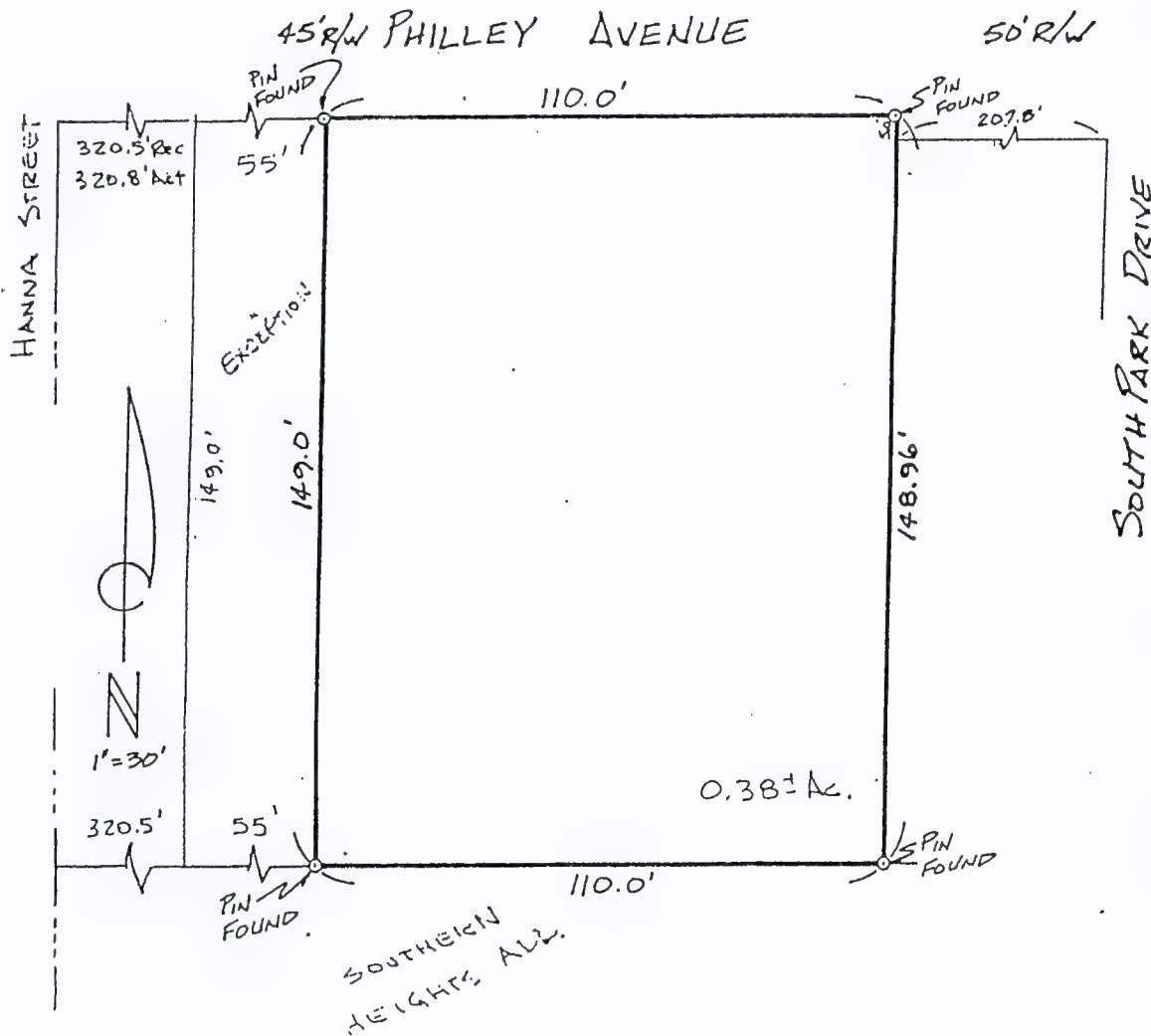
RONALD L. BONAR, L.S. *12057

MARK L. GENSIC, L.S. *S-0409

DARRELL G. POST, L.S. *S-0477

The undersigned Land Surveyor, registered as provided by an act of the General Assembly of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made in feet and decimals and the corners were perpetuated as shown, in conformity with the plat and deed record thereof in the office of the Recorder of Allen County, Indiana. No encroachment existed, except as noted. The description of the real estate is as follows, to wit:

See page 2 of 2



Job No. 8720

For Fort Wayne Parks & Recreation

IN WITNESS WHEREOF, I hereunto place my hand and seal this 6th day of February, 19 87

Darrell Post

LEGAL DESCRIPTION

Part of the West two acres of the South five acres of the North ten acres east of Hanna Street and south of Philley Avenue in the Northeast Quarter of the Southwest Quarter of Section 24, Township 30 North, Range 12 East, more particularly described as follows, to-wit:

Beginning on the south line of Philley Avenue at a point situated 320.8 feet (recorded 320.5 feet) east of the intersection of said south line with the east line of Hanna Street, said east line being parallel with and 30 feet east of the centerline thereof; thence east along said south line, 165.0 feet; thence southerly with a deflection angle of 88 degrees, 43 minutes right and parallel with said east line, 148.96 feet; thence west and parallel with said south line 165.0 feet; thence northerly and parallel with said east line, 148.96 feet to the Point of Beginning; containing 0.564 acres of land; excluding the sale of the following described real estate:

Part of the East Half of the Southwest Quarter of Section 24, Township 30 North, Range 12 East, Allen County, Indiana, described as follows: Beginning at a point on the north line of Southern Heights Addition, said point being situated 320.5 feet east of the east line of Hanna Street; thence north on a line parallel to the said east line of Hanna Street, a distance of 149.0 feet; thence east on a line parallel to the north line of Southern Heights Addition, a distance of 55.0 feet; thence south on a line parallel to the east line of Hanna Street, a distance of 149.0 feet to the north line of Southern Heights Addition; thence west along said north line of Southern Heights Addition, a distance of 55.0 feet to the place of beginning.

This property is within Zone "C" as defined by the Flood Insurance Rate Map for the City of Fort Wayne, IN, Community No. 180003, dated 7/18/83 as prepared by the Federal Emergency Management Agency.

SURVEY NO.: 8720

DATED: February 6, 1987

FOR: Fort Wayne Parks & Recreation



June 5, 1997

PROPERTY # 3

General Description:

Property is a vacant site at the NW corner of Rudisill Blvd and Hanna Street

1. Copy of legal description attached
2. Copies of two appraisals attached.
3. Copy of survey attached.

June 5, 1997

Lots # 381, 382 and the north 7.83 feet of Lot # 383, Avondale Addition.

(Subject property is a vacant site at the NW corner of Rudisill Blvd and Hanna Street.)



REPORT OF APPRAISAL

MADE FOR Ft. Wayne Parks and Recreation

LOCATION: Vacant land located at the corner of E. Rudisill Blvd. and S. Hanna St.

LEGAL DESCRIPTION: Lots 381,382 and the N. 7.83 feet of Lot 383 in Avondale Add.

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

OPINION OF VALUE

Appraised Value — Land.....	\$ 7,000.00
Appraised Value — Improvements.....	\$
Estimated Fair Market Value.....	\$ 7,000.00

ASSUMPTIONS AND LIMITING CONDITIONS


No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors effecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.



DATE 11-8-96

Mike Rohrbach

HELMKAMP & ASSOCIATES, INC. • *Real Estate Appraisals*
2112 Inwood Drive • Fort Wayne, IN 46815 • (219) 471-5110 • FAX (219) 471-5306

January 25, 1996

City of Fort Wayne
Parks and Recreation
Attn: Patsie Rumsey
705 East State Blvd.
Fort Wayne, IN 46805

RE: Lot Appraisal
Rudisill/Hanna

Dear Patsie,

At your request I have made an inspection and completed an appraisal on the following described real estate. Subject property is a vacant site at the NW corner of Rudisill and Hanna. The legal description is as follows: Lots #381, 382 and the north 7.83 feet in Avondale Addition. (A copy of an older survey is attached).

The site is zoned R-2 and permits one or two family dwellings. Both streets are paved and all city utilities are available for hook up. This area is primarily residential in nature with home values from \$20,000 to \$55,000. It is my opinion that the highest and best usage is for single family housing.

The site has 132' of frontage along Rudisill and 87.8' facing Hanna. In estimating a value I have reviewed other somewhat similar sites of vacant land in previously developed neighborhoods. There appears to be a range of values from \$2500 to \$9500 depending on size and location. The typical buyer is a builder of spec homes in the \$50,000 to \$60,000 category. (The Fort Wayne Housing Authority has purchased other sites for this purpose.)

Based on the overall size and location factor it is my opinion the site has a value of

Seven Thousand Dollars (\$7,000.00)

Respectively submitted,



Robert F. Helmkamp
Certified Residential Appraiser
CR69100077

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
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SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Rudisill/Hanna

APPRAISER:

Signature: Robert F. Helmkamp
Name: Robert F. Helmkamp
Date Signed: February 7, 1996
State Certification #: CR69100077
or State License #: _____
State: IN
Expiration Date of Certification or License: 12/31/97

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Helmkamp and Associates



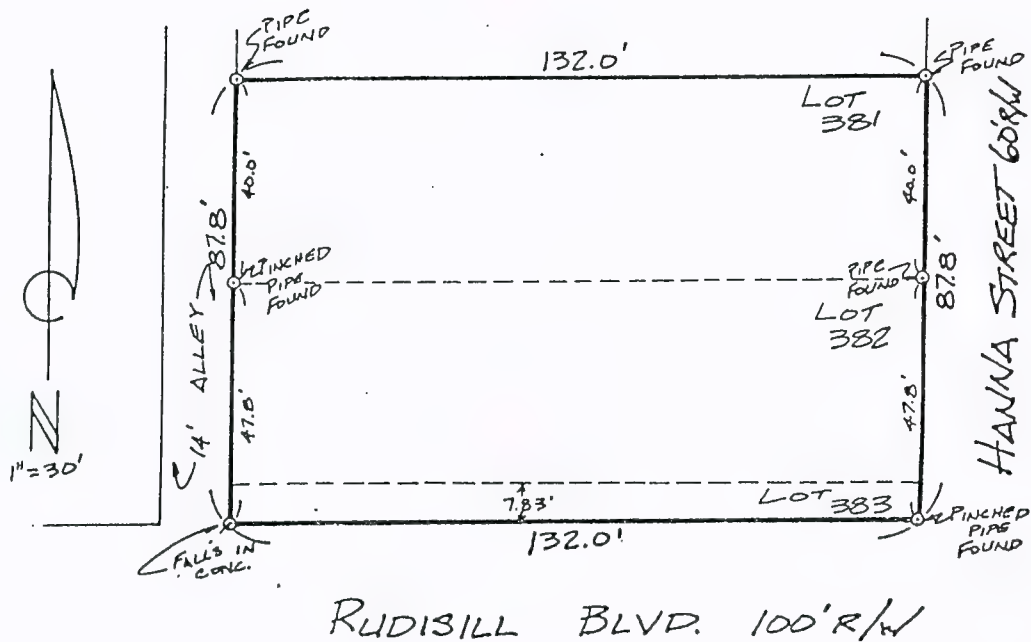
CERTIFICATE OF SURVEY

ENGINEERING • SURVEYING • PLANNING
FORT WAYNE, INDIANA 46802
(219) 424-0318

RONALD L. BONAR, L.S. #12057
MARK L. GENSIC, L.S. #S-0409
DARRELL G. POST, L.S. #S-0477

The undersigned Land Surveyor, registered as provided by an act of the General Assembly of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made in feet and decimals and the corners were perpetuated as shown, in conformity with the plat and deed record thereof in the office of the Recorder of Allen County, Indiana.

No encroachment existed, except as noted. The description of the real estate is as follows, to wit: Lots Numbered 381, 382 and the North 7.83 feet of Lot 383, Avondale Addition. This property is within Zone "C" as defined by the Flood Insurance Rate Map for the City of Fort Wayne, IN, Community No., 180003, dated 7/18/83 as prepared by the Federal Emergency Management Agency.

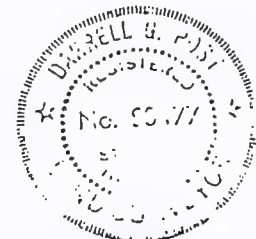


RUDISILL BLVD. 100' R/W

Job No. 8721

For Fort Wayne Parks & Recreation

IN WITNESS WHEREOF, I hereunto place my hand and seal this 6th day of February, 19 87.



Darrell Post

DIGEST SHEET

TITLE OF ORDINANCE SPECIAL ORDINANCE

DEPARTMENT REQUESTING ORDINANCE PARKS DEPARTMENT/BOB ARNOLD

SYNOPSIS OF ORDINANCE APPROVING THE SALE OF THREE (3) PARCELS OF SURPLUS
PROPERTY: 1) PARCEL LOCATED EAST OF BLUFFTON ROAD, WEST OF THE ST. MARY'S RIVER
AND NORTH OF CURLY ARMSTRONG'S VILLAGE INN;
2) ACROSS FROM BREWER PARK, SOUTH OF PHILLEY AVENUE, APPROXIMATELY 175.50 FEET
EAST OF HANNA STREET (800 BLOCK OF PHILLEY AVENUE).
3) VACANT SITE AT THE NW CORNER OF RUDISILL BLVD. AND HANNA STREET.

EFFECT OF PASSAGE PROPERTIES APPROVED FOR SALE.

EFFECT OF NON-PASSAGE PROPERTIES CANNOT BE SOLD.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

INTEROFFICE MEMORANDUM

To: City Council
CC:
From: Robert C. Arnold
Date: June 6, 1997
Subject: Surplus properties

Three parcels of property have been declared surplus by the Board of Park Commissioners.

These parcels are small sites and add no benefit to serving the recreational needs of this community, if kept in inventory.

We respectfully request permission to sell these parcels for no less than appraised value.

All parcels have been surveyed, professionally appraised, and have prospective buyers.

Thank you.

FROM THE DESK OF...

ROBERT C. ARNOLD
DIRECTOR
PARKS AND RECREATION
705 E. STATE
FT. WAYNE, IN 46805
(219) 427-6001
FAX: (219) 427-6020

Read the first time in full and on motion by Crawford,
and duly adopted, read the second time by title and referred to the Committee on
Finance, (and the City Plan Commission for recommendation)
and Public Hearing to be held after due legal notice, at the Common Council Conference
Room 128, City-County Building, Fort Wayne, Indiana, on _____,
the _____ day of _____, 19____, at _____
o'clock _____ M., E.S.T.

DATED: 6-10-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,
and duly adopted, placed on its passage. PASSED
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>			<u>3</u>
BENDER				<u>✓</u>
CRAWFORD	<u>✓</u>			
EDMONDS				<u>✓</u>
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY				<u>✓</u>
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 6-24-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____

(ZONING) _____ ORDINANCE _____ RESOLUTION NO. S-59-97
on the 24th day of June, 1997

ATTEST: Sandra E. Kennedy SEAL Thomas P. May
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the
25th day of June, 1997,
at the hour of 11:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day
of July, 1997, at the hour of 11:00
o'clock A M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. S-97-06-02

REPORT OF THE COMMITTEE ON FINANCE

JOHN N. CRAWFORD - DONALD J. SCHMIDT - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM
WAS REFERRED AN (ORDINANCE) XXXXXXXXXXXX approving the
sale of property declared as surplus by the Board of Park Commissioners

HAVE HAD SAID (ORDINANCE) XXXXXXXXXX UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) XXXXXXXXXXXX (RESOLUTION) XXXX

DO PASS

DO NOT PASS

ABSTAIN

NO REC

John N. Crawford
Donald J. Schmidt
Rebecca Cairns
Sharon E. Henry
Martin A. Burt
Thomas H. Hays
DJ Schmidt

DATED: 6-24-97

Sandra E. Kennedy
City Clerk